



Town of Seekonk Massachusetts Town Administrator

SHAWN E. CADIME
TOWN ADMINISTRATOR

CHRISTINA P. TESTA
EXECUTIVE ASSISTANT

- 1. Applicant Identification:** Town of Seekonk, 100 Peck Street, Seekonk, MA 02771
- 2. Funding Requested:**
 - a. **Grant Type:** Single Site Cleanup
 - b. **Federal Funds Requested:**
 - i. \$500,000
 - ii. The Town is not requesting a cost share waiver
 - c. **Contamination:** Hazardous Substances
- 3. Location:** Seekonk, Bristol County, Massachusetts
- 4. Property Information:** Former Attleboro Dye Works site, 36 Maple Avenue, Seekonk, MA
- 5. Contacts:**
 - a. **Project Director:** Shawn E. Cadime, Town Administrator, Seekonk Town Hall, 100 Peck Street, Seekonk, MA 02771. Mr. Cadime can be reached via telephone at (508) 336-2912; fax (508) 336-3137 or email scadime@seekonk-ma.gov.
 - b. **Chief Executive/Highest Ranking Official:** Shawn E. Cadime, Town Administrator (contact information above)
- 6. Population:** 13,722
- 7. Cleanup Other Factors Checklist**

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	4
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1,2
The proposed site(s) is in a federally designated flood plain.	2
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	2

- 8. Letter from State Authority:** ATTACHED



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Kathleen A. Theoharides
Secretary

Martin Suuberg
Commissioner

November 22, 2019

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Boston, MA 02109-3912

RE: STATE LETTER OF ACKNOWLEDGMENT

Brownfield Cleanup Grant Funding, Former Attleboro Dye Works, Seekonk, Massachusetts

Dear Mr. Gardner:

I am writing to support the proposal submitted by the Town of Seekonk (Town) under the Fiscal Year 2020 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. The property is comprised of a condemned building that was formerly occupied by Attleboro Dye Works. Documented contamination is present at the site and includes soil impacted by PCBs, SVOCs, metals and PAHs and within three settling ponds/lagoons used in former manufacturing. At this time, the Town envisions redeveloping the property for mixed use purposes.

On January 23, 2015, Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects, including Brownfields. The Town's compact was signed on February 2, 2017, ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts.

Sincerely,

Paul Locke
Assistant Commissioner, Bureau of Waste Site Cleanup

cc: Tracey Costa, LSP, Ransom Consulting, Inc.
John Handrahan, Brownfields Coordinator, MassDEP-SERO

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.

TTY# MassRelay Service 1-800-439-2370

MassDEP Website: www.mass.gov/dep

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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION (50 points)

1.a. Target Area and Brownfields (15 points)

1.a.i. Background and Description of Target Area (5 points)

Located in southeastern Massachusetts adjacent to the cities of East Providence, Pawtucket, and Attleboro, the small, residential Town of Seekonk still harbors remnants of its industrial past with factories situated along the banks of the Ten Mile River. Factories flourished along the Ten Mile River from the 18th to 20th centuries, including the 14-acre abandoned Attleboro Dye Works Brownfields site, which conducted dyeing and finishing of textiles from the 1920s to the 1980s and discharged contaminated sludge and wastewater into unlined settling ponds/lagoons, an 800-foot canal, and the Ten Mile River.

The legacy of contaminants from the former Attleboro Dye Works site not only threatens private drinking water wells and sensitive species within the Ten Mile River riparian corridor, but also the health and well-being of sensitive populations in the target area. Specifically, *the target area known as North Seekonk, a Census Designated Place (CDP) and located within a FEMA Special Flood Hazard Area*, is at a greater risk for further dispersal of Brownfields site contaminants throughout the community and Ten Mile River floodplain, further exacerbating the public and environmental health concerns. Additionally, the newly-breached sluiceway in the dam and general lack of maintenance of the dam at the **Attleboro Dye Works Brownfields site** is cause for further concern and requires further evaluation.

Comparatively, the North Seekonk target area is much more densely populated than other sections of town; Seekonk has a population of approximately 15,000 residents within 18-square miles yet 2,800 residents reside in the target area of only 1.4-square mile. Furthermore, these residents do not have access to the river for recreation, since the riverfront parcels are mainly industrial. In addition to the Attleboro Dye Works site, the target area of North Seekonk bears the brunt of upstream industrial releases that occurred along the 54-square mile Ten Mile River watershed by our larger city neighbors to the north and west. According to MassDEP¹, the Town of Seekonk has 155 state-listed release sites, with a disproportionate number located in the target area, including 14 known MassDEP release sites, over 30 EPA-regulated sites², and over 6 Brownfields sites.

Outside of contaminant-related concerns, the North Seekonk target area is also saddled with socioeconomic issues, including unpaid taxes, foreclosures, and expensive housing in the target area, as well as seeing an increase in drug use and higher crime rates. Additionally, the target area has a Hispanic population of 9.8% with linguistically-isolated Spanish speaking populations within the 60-70th percentile and residents with less than a high school education are within the 80-90th percentile³. The target area contains a higher percentage of children (20.7%), elderly (14.4%) and veterans (7.7%) as compared to state and national rates. With a median household price of \$256,800 compared to a median income of \$74,888, there is a need for affordable housing to accommodate the seniors and veterans in the target area. Following a successful EPA Brownfields Site-Specific Assessment Grant, the Town recently acquired the Attleboro Dye Works property with a vision of mixed-use redevelopment, including affordable housing, light commercial use, solar energy, and public open space.

1.a.ii. Description of the Brownfield Site (5 points)

The 14-acre Attleboro Dye Works Site is nestled in a residential neighborhood, mainly occupied by seniors, and the Memorial Baptist Church with industrial complexes across the river. The site

¹ Massachusetts Department of Environmental Protection

² EPA Envirofacts and ECHO

³ EPA EJ Screen

itself includes an abandoned industrial building with an underground raceway, office building and pump house. Ten Mile River is located along the north of the site, with a failing dam and Ten Mile River Pond situated above the dam to the northeast. A catastrophic fire in 2012, left behind damaged buildings and piles of burned building debris contaminated with asbestos and industrial waste. The site also contains three abandoned, unlined wastewater settling ponds/lagoons at the northwestern portion of the Site, collectively measuring 12,600 square feet, and an 800-foot canal to the southwest ("Mill Canal"), all contaminated with heavy metals, PCBs, chlorinated solvents, petroleum hydrocarbons and polycyclic aromatic hydrocarbons (PAHs). Additionally, surrounding surficial soils near the settling ponds/lagoons are contaminated with heavy metals as well. There is evidence of heavy metals contamination in sediments in the Ten Mile River from the site and historic upstream sources, which may impact the freshwater species in the river. Asbestos, lead paint and mold were found in building materials from the collapsing 101,000 square foot former Attleboro Dye Works manufacturing building and in a 32,000 square-foot area of building debris from the 2012 fire. In August 2016, the EPA's removal action program performed a limited removal of several abandoned drums and waste materials, eliminating known imminent threats to the public. The Site is located within a ***FEMA Special Flood Hazard Area***.

If further cleanup of the aforementioned areas is not undertaken, the contamination from the Attleboro Dye Works site could spread to groundwater, under surrounding residential homes, pose a risk to indoor air of our sensitive populations (children and elderly) in the target area, contaminate private drinking water wells, and reach the nearby public water supply protection area. Although the Town installed a fenced enclosure and signage at the Attleboro Dye Works site after the fire, trespassers have broken the gate locks and stolen scrap metal, unafraid of potential contaminant exposure to themselves and to those who receive the material. If not abated, asbestos from the abandoned buildings and the debris pile may become friable, along with flaking lead paint, and reach the nearby residents.

1.b. Revitalization of the Target Area (20 points)

1.b.i. Reuse Strategy and Alignment with Revitalization Plans (10 points):

Cleanup of the Attleboro Dye Works site is crucial for implementation of the Town's strategy to revitalize the North Seekonk target area and redevelopment of the Attleboro Dye Works site for affordable housing, light commercial use, solar energy, and public open space. The Town will partner with our regional planning agency, community and governmental partners, and with technical support from the selected Massachusetts Licensed Site Professional (LSP)⁴. Planning efforts to revitalize the site and target area include the Seekonk Housing Production Plan, Master Plan and Update, Seekonk Bikeway Initiative, and Five-Year Capital Plan. We have established plans from *input gathered from surveys, public meetings and residents*, including *neighborhood meetings* conducted during the EPA Brownfields Site-Specific Assessment. Revitalization of the target area will be accomplished by cleanup of the site to accommodate redevelopment, with affordable housing for the elderly and veterans in the target area, light commercial use and public recreational space. Due to contamination and structural condition, the Attleboro Dye Works buildings will be demolished, prior to Site redevelopment. However, the existing building slab along the riverfront is anticipated to remain in place to support Site redevelopment. Of the approximately 14 acres encompassing the site, 3.5 acres is currently developed, including the footprint of the buildings and paved areas. The intention is to redevelop the existing impacted

⁴ In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. Licensed Site Professionals (LSPs) are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board.

footprint of the site to the fullest extent possible while retaining existing greenspace for recreation/walking trails. Site redevelopment also will include public access to the riverfront, including a kayak/canoe launch to promote recreation along the Ten Mile River, along with walking trails, and a restaurant and small shops to incorporate a “village” setting and enliven the target area. Based on public engagement discussions and surveys associated with the Master Plan Update, there was a resounding interest in alternative means of transportation, whether by bicycle, on foot, or through the use of public transportation. The revitalization of the site expects to link to the planned Seekonk Bikeway and to establish a bus stop at the site to accommodate residents in the target area. We also strive to incorporate sustainable energy as part of redevelopment. Solar energy may be implemented by the installation of solar arrays at the site or as part of the new building development, similar to the successful 2010 installation of a solar array at our DPW facility, through the use of state and federal funding. Site cleanup will provide access to the dam and evaluation of its integrity.

In addition, Seekonk’s Master Plan of the town states that, “*the challenge that Seekonk faces is to manage growth so that new development does not threaten community character or environmentally sensitive areas.*” The Plan identifies three housing goals in order to ensure a diversity of housing opportunities for the town’s residents: 1) to provide a range of decent, safe, and affordable housing choices; 2) to preserve and enhance the quality of the existing housing stock; and 3) to ensure that the housing stock respects natural resources and enables the town to effectively service residential neighborhoods. This smart growth technique will also allow Seekonk to provide a wider range of housing options. The proposed cleanup and redevelopment of the Attleboro Dye Works site will contribute to meeting these housing needs by providing up to 40 units of affordable housing.

In order to meet the needs identified in the Housing Needs Assessment, Seekonk will seek to promote the development of a more diverse housing stock and increase the Town’s affordable units to accommodate the elderly and veterans in the target area. The Town plans to achieve the goals described above by: (1) revising zoning bylaws to promote affordable housing and diverse housing types that meet the needs of Seekonk citizens; (2) creating an Affordable Housing Trust Fund and establish a committee to oversee its management and the promotion of the creation of affordable housing; (3) adopt an Affordable Housing District Bylaw; (4) offer incentives to developers, including, streamlined “user-friendly permitting process and tax incentives and promote state Brownfield and energy tax credits. During cleanup, the Town will partner with local and state economic development councils, including MassDevelopment⁵ to issue a request for proposal for interested developers. The Town has been designated as a “Housing Choice Community” and will be seeking additional funding to assess reuse through MassDevelopment’s Targeted Assistance Grant program.

1.b.ii. Outcomes and Benefits of Reuse Strategy (10 points): **Cleanup of the Attleboro Dye Works site** and repair or removal of the dam are crucial for the Town’s planned reuse efforts. Cleanup of the contaminated settling ponds/lagoons and surrounding soils will prevent the threat of migration of contamination to the river and surrounding residences and church in the target area, which could be exacerbated by flooding and threaten water supplies, indoor air, basements, residents and workers, and Ten Mile River wildlife corridor. We expect a reduction of adverse health impacts in the target area associated with site contaminants, including reducing elevated cancer rates to sensitive populations in the target area, especially children, elderly and veterans. Preservation of portions of the site as greenspace will support the health and well-being of the all

⁵ MassDevelopment is the state’s finance and development agency

populations in the target area. Recreation will be enhanced and public health will be improved with access to Ten Mile River for canoeing/kayaking and walking trails and link to proposed biking path. Site reuse will provide the much-needed affordable housing for the elderly and veterans in the target area. Furthermore, the village-setting redevelopment will serve as a catalyst for the target area and is anticipated to enhance the Town's revitalization efforts while reducing crime in the target area. We also estimate that at least 50 new jobs will be created.

1c. Strategy for Leveraging Resources (15 points)

1.c.i. Resources needed for Site Reuse (10 points): The Town has several options to leverage funding to support cleanup and redevelopment of the Site. We are not an entitlement community, but considered a "mini-entitlement" community, eligible for select state and federal funding. Every effort will be made in order to financially supplement the EPA Brownfield Cleanup Grants and expand the program. We are designated by the state as an Economically Distressed Area (EDA), which provides eligibility for Brownfields Cleanup funding from MassDevelopment, which awarded a Brownfields Assessment Grant for the Site and can support to the Town on preparing a Request for Proposal (RFP) and provide low-interest financing and tax credits to developers. The Town will also leverage funding for affordable housing development through the state's Department of Housing and Community Development (DHCD), which is available for both the Town and developers and well as the Housing Choice Grant initiative through MassDevelopment. The Town anticipates that it will apply for state CDBG funding on behalf of a specific developer or property owner. The Town has been allotted over \$580K in Chapter 90 FY'20 state local transportation funding, some of which will be used to support infrastructure improvements in the area.

1.c.ii. Use of Existing Infrastructure (5 points): The Town will utilize the existing infrastructure at the Site, including water, electric, and gas connections. Since the Town does not have sewer utility, redevelopment is anticipated to include a private wastewater "package plant". The target area is connected to public water, along with electric, natural gas, and communications (i.e., cable, high-internet, fiber optics). New development is anticipated to utilize and improve existing infrastructure, along with upgrading stormwater discharges by implementing green stormwater infrastructure (GSI)⁶. The Town will promote energy efficiency and sustainability for all new development. Enhancements of infrastructure includes new walkable and bikeable connections and a new bus stop.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (35 Points)

2.a. Community Need (20 points)

2.a.i. The Community's Need for Funding (5 points)

There are over 38 properties in tax foreclosure in Town with outstanding taxes losses totaling \$388,866.89, which includes \$96,968.74 for the Attleboro Dye Works site. Our elderly and low-income residents rely on property tax credits, property tax work-off programs and fuel, medical and meal assistance to meet their basic needs. Relying on volunteers, in 2018, the Town provided numerous support services, including \$271K in fuel assistance to 285 households; over 7,500 meals; outreach/advocacy to over 3,096 seniors and families and over 41,000 free lunches and 6,000 reduced cost lunches to our school children. Seekonk's Dept. of Public Works (DPW) has many capital equipment needs that must be addressed due to the age of our equipment and reliance on state aid. It was estimated in 1997 that to adequately implement and maintain a successful road improvement program it would require \$850,000 annually. By today's standards, that relates to

⁶ GSI is proven, *sustainable* flood-prevention strategy

over \$2.6 million annually to sufficiently support the needs of a pavement management program, which is under-funded. Our only Town Library struggles to offer services from a deteriorating building with insufficient space and relies on donations. FY2016 was the final year for legislatively appropriated funding for Sheltered English Immersion (SEI) endorsement training, which is essential to supporting the needs of our Hispanic school children. Seekonk is not an entitlement community, which requires our grant funding to come through a competitive application process.

2.a.i.i. Threats to Sensitive Populations (15 points)

(1) Health or Welfare (5 points): A high percentage of the Town's elderly, children, veterans and minority and linguistically isolated (Spanish-speaking) residents live within the target area and amongst the abandoned and environmental release sites, along with over 25% of the 100 EPA-regulated facilities and at least 6 known Brownfields sites in the target area, which detrimentally affect the well-being of the area residents. These sites, along with the over 30 foreclosed properties in Seekonk, create an aesthetic of a blighted, socially and economically-depressed target area, with the latest FBI data showing that violent crime in Town has increased over 25% within the last year, and included over 300 incidents of property crime, including the former Attleboro Dye Works site. In addition to the evidence of crime, there are health and safety concerns at the Attleboro Dye Works site, including partially burned buildings that may collapse and an underground raceway under one of the buildings that could trap trespassers. These contaminated buildings and the debris pile, over time, will continue to deteriorate and fall into the Ten Mile River, which could obstruct the river and cause flooding and spread contaminants throughout the target area. The condition of the dam at the site is unknown because it cannot be accessed and evaluated without abating and removing these building materials, presenting a hazard of failure and flooding of the target area.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (5 points):

There is evidence of heightened levels in the occurrence of chronic diseases in the Town and target area. According to the Massachusetts Department of Public Health (DPH), deaths from colorectal cancer, oropharyngeal cancer and diabetes in Seekonk are higher than the state average, which can be exacerbated by exposure to Site contaminants. The majority of residents in the target area live primarily in properties made up of old housing stock and children are likely to be exposed to lead paint, which is also a Site contaminant. There is a potential of lead impacts to drinking water from contaminants at the site and in the river, due to industrial discharges, along with lead paint in old housing stock in the target area. Lead is toxic to the heart, kidneys, and intestines and interferes with bone growth and nervous system development. Asbestos in abandoned buildings at the site and in older industrial buildings in the target area may cause asbestosis, lung cancer and mesothelioma. Heavy metals detected in site soil also may contribute negatively to the health of residents in the target area: antimony (cardiotoxicity and pancreatitis), cadmium (obstructive lung disease, emphysema), nickel (respiratory issues) and zinc (hematological impacts). Petroleum hydrocarbons have been detected at the site and are carcinogenic and may cause leukemia and other cancers. In addition, the Ten Mile River is used by canoeists that access the river upstream of Town and there is a potential that they could be exposed to contaminants in river sediments.

(3) Disproportionately Impacted Populations (5 points): Linguistically-isolated (Hispanic) populations are within the 60-70th percentile in the target area and residents with less than a high school education are within the 80-90th percentile⁷. We have a higher percentage of children (20.7%), elderly (14.4%) and veterans (7.7) within our Town and target area as compared to state and national rates as well as a considerable disabled population (9.9%). Seekonk continues to lack affordable housing options as well as assisted living or continuing care options for its senior

⁷ EPA EJ Screen

citizens. Recent data shows there are 543 renters, 21% of which were experiencing household cost burdens, with over 30% in the target area.

2.b. Community Engagement (15 points)

2.b.i. Project Partners (5 points): **Southeastern Regional Planning and Economic Development District (SRPEDD)** is a regional planning agency serving 27 cities and towns in Southeastern Massachusetts. **Ten Mile River Watershed Council (TMRWC)** is a non-profit organization dedicated to the preservation and restoration of the Ten Mile River and its watershed. **Memorial Baptist Church** is located in the target area and within 1,000 feet of the Attleboro Dye Works site and is has a vibrant congregation that participates in the community. **MassDevelopment**, the state's finance and development agency, offers financing and real estate solutions to support companies and nonprofits, increase housing, eliminate blight, and drive economic growth in the state, including Brownfields funding.

2.b.i. Project Partner Roles (5 points): In addition to the Town's Human Services and Council on Aging, Health Agent, Veteran's Agent, Town Planner and Conservation Agent, these partners have been selected based on their ongoing commitment to the target area and/or their mission's alignment to the Town's reuse strategy.

SRPEDD: Don Sullivan, Economic Development/Community Development Director, (508) 824-1367; dsullivan@srpedd.org . <i>Provide planning and economic development support</i>
Memorial Baptist Church: Rev. Del Desmosthenes; (508) 761-5142; delphaind@hotmail.com <i>Engagement with community and provide meeting space</i>
Ten Mile River Watershed Council, Keith Gonsalves, President, (401) 474-3813; keith@tenmileriver.net ; <i>Provide support on Ten Mile River access/ recreational opportunities</i>
MassDevelopment: Mary Ellen Defrias, VP; (508) 678-0533; mdefrias@massdevelopment.com <i>Brownfields Cleanup funding; Developer financing; Tax credits; Developer RFPs</i>

2.b.i.i.i. Incorporating Community Input (5 points)

The Town has offered extensive community outreach throughout all of its planning initiatives and will continue to implement effective strategies to ensure that the community is informed, engaged and provided with opportunities for input and addressing their concerns. The Town will utilize its community organizations and leverage technology and social media to ensure that the public is continually engaged on project progress and is empowered to voice their opinions and needs for the target area. To foster collaboration, we will continue to employ local meeting places that accommodate disabled, linguistically-isolated and elderly access, including churches, schools, community organizations and Town Hall. To motivate residents and stakeholders in the target area, we will demonstrate that their input is being incorporated into the project and showcase feedback through the use of posters and charrettes, which will be posted throughout the neighborhood, including Town Hall, library, schools and local meeting spaces. We will also share the results of online surveys. We will photograph site activities and provide summaries of site and target area progress, which will be shared on Town, SRPEDD and community organization websites and other forms of social media. We will strive to be transparent in discussing proposed redevelopment scenarios to ensure that the public is continually engaged. We will utilize a Spanish-speaking translator to provide support.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan (10 points): *The Cleanup will focus on remediation of the 3 settling ponds/lagoons and surrounding surficial soils.* Cleanup will be conducted in accordance with the state environmental cleanup regulations under the Massachusetts Contingency Plan

(MCP)⁸ under the management of the Town's selected Qualified Environmental Professional (QEP) and performed by licensed contractors. Cleanup plans will be discussed and integrated in the Community Relations Plan (CRP). The cleanup plan will incorporate EPA Principles for Greener Cleanups. Phase IV Remedy Implementation Plan (RIP) by the selected QEP's Massachusetts Licensed Site Professional (LSP)⁹, outlining the proposed cleanup plan and status reports will be prepared. Subsequent to the completion of cleanup activities, a Permanent Solution Statement (PSS) will be prepared, which will include a human health risk characterization and ecological risk characterization, to assess risks for unrestricted Site usage. All local, state and federal permits will be obtained prior to the implementation of cleanup activities. Construction fencing, equipped with a gate and filter fabric, will be installed and maintained during cleanup activities. A Health & Safety Plan will be prepared, prior to the implementation of cleanup activities, and all Site personnel will be properly licensed and/or certified to perform and oversee cleanup activities, including OSHA HAZWOPER certifications. Erosion and sedimentation controls will be installed. Dust and odor suppression measures will be implemented. A bench-scale treatability study and remedial pilot test will be performed to evaluate the effectiveness of EcoSpears¹⁰ to reduce contaminant impacts. Contaminated sediments will be excavated to a depth of 2 feet and temporarily stockpiled on Site. If EcoSpears is deemed as a feasible remedial option, the sediments will be treated and backfilled into the lagoons. If the bench-scale study indicates that EcoSpears is not a feasible remedial option, sediments will be managed off-Site at a licensed receiving facility. Dewatering is anticipated, but may be reduced, if excavation activities can be conducted during low-water table events (i.e., late summer/early autumn). Field-screening of sediments for organic vapors during excavation will be conducted using a photoionization detector (PID). Treated (dewatered) groundwater will be discharged pursuant to municipal, state and/or federal requirements. An estimated 1,400 tons of contaminated sediments are anticipated to be excavated. Post-excavation soil sampling will be conducted, which will include the collection of soil samples for laboratory analysis of VPH and EPH and PAH analytes, which are the petroleum analytes recommended by MassDEP to characterize risks posed by the release of petroleum products to the environment¹¹, along with PCBs, VOCs and priority pollutant metals. Site restoration will include the backfilling of the Site with clean fill, which will be sampled and submitted for laboratory analysis of petroleum constituents and disposal characteristics, prior to backfilling, to ensure that backfill materials are not contaminated. Although there is no evidence of groundwater impacts, one groundwater remedial performance monitoring event will be conducted for the same analytes, using EPA low flow/low stress methods.

3.b. Description of Tasks/Activities and Outputs (25 points)

3.b.i. Project Implementation (10 points): Task 1: Cooperative Agreement Oversight: The Town has established a Brownfields Steering Committee, comprised of local elected officials, appropriate Town personnel, business community, community organizations, economic development authority and stakeholders (*cost share*). MassDEP and EPA Brownfields staff will

⁸ The Massachusetts Contingency Plan is the state's environmental regulation that provides for the protection of health, safety, public welfare and the environment by establishing requirements and procedures for the activities and cleanup of oil or hazardous materials.

⁹ In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. **Licensed Site Professionals (LSPs)** are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board.

¹⁰ ecoSPEARS has designed and developed SPEARS to clean contaminated waterways but has also invented other cost-effective and eco-friendly solutions to extract polychlorinated biphenyls (PCBs), dioxins and other persistent organic pollutants (POPs) from contaminated soil, sediment, and groundwater

¹¹ Characterizing Risks Posed by Petroleum Contaminated Sites: Implementation of the MADEP VPH/EPH Approach. Final Policy. Oct. 31, 2002

FY'20 EPA Brownfields Cleanup Grant Application
Attleboro Dye Works, Seekonk, Massachusetts

be invited to sit on the Committee. The Town will prepare a Request for Proposal (RFP) and review responses to the RFP, conduct interviews and select a Qualified Environmental Professional (QEP) and Cleanup contractor (*cost share*). We will also perform program management and communication with regulatory personnel, community officials and the public. EPA ACRES reporting will be conducted throughout the duration of the project. **Task 2: Community Engagement:** With *EPA funding and cost share contribution*, we will hold a series of public meetings to engage local stakeholders about the cleanup and proposed redevelopment. We will prepare public outreach materials and conduct extensive outreach and communication with residents and businesses prior to undertaking the cleanup/abatement efforts, during remediation, and following the successful completion of remediation, all as part of our prepared Community Relations Plan (CRP). **Task 3: Cleanup:** Using *EPA funding*, the cleanup will be conducted by licensed contractors through the oversight by the Town's QEP. The details of the cleanup will be outlined in the Proposed Cleanup Plan and attached Draft ABCA. *The Town will contribute to the cleanup to meet the cost share contribution.* **Task 4: Reporting and Reuse Planning:** The QEP will prepare the required MassDEP reports for the site, as outlined in the Proposed Cleanup Plan and attached Draft ABCA, *using EPA funding*.

3.b.i.i. Anticipated Project Schedule (5 points): The Town will strive to complete the cleanup within a 24-month duration to prime the Site for redevelopment.

Schedule of Activities in 3-Year Period		Year 1				Year 2				Year 3			
		1	2	3	4	5	6	7	8	9	10	11	12
1	Establish BF Committee	•											
	Issue RFP/Select QEP	•											
	Issue RFP/Select Cleanup Contractor			•									
	EPA reporting	•	•	•	•	•	•	•	•				
	BF Committee meetings	•	•	•	•	•	•	•	•				
2	Community Relations Plan	•											
	Public meetings	•	•	•	•	•	•	•	•				
3	Bid Specifications		•										
	Cleanup				•	•							
	Groundwater Performance Monitoring					•		•					
4	Draft ABCA Public Meeting	•											
	Finalize ABCA		•										
	Phase IV RIP		•										
	Phase IV RIP Status Reports				•		•						
	Permanent Solution Statement							•					
	Reuse Planning		•		•		•		•				

3.b.i.i.i. Task/Activity Lead (5 points): The Town Administrator (TA) and Finance Director will serve as the Leads for Task 1-Cooperative Agreement Oversight, with support from the Brownfields Steering Committee, QEP, Assessors Dept., and legal counsel. The Conservation Agent will lead Task 2-Community Engagement, with support from our Project partners, Health Dept. and QEP, including the use of translators. For Task 3-The TA, with support from an LSP, for execution of Task 3, report preparation, and interpretation of federal and state regulatory requirements and interfacing with regulatory authorities. The TA will provide direction to Town staff for implementation support. The TA and Town Planner will lead Task 4-Reporting and Reuse Planning. We will obtain support from our QEP on reporting.

FY'20 EPA Brownfields Cleanup Grant Application
Attleboro Dye Works, Seekonk, Massachusetts

3.b.iv. Outputs (5 points): Outputs include quarterly ACRES reports, Draft and Final ABCAs, CRP, state regulatory reports, including a Phase IV RIP and Status Reports and a Permanent Solution Statement, which is the regulatory “closure report”. A thriving community engagement program, to educate the community and provide two-way communication, incorporating community concerns, health issues and feedback. A vibrant reuse plan, incorporating environmental cleanup.

3.c. Cost Estimates (20 points)

Budget Categories	Project Tasks				
	Task 1 Coop. Agreement Oversight	Task 2 Community Engagement	Task 3 Cleanup	Task 4 Reporting and Reuse Planning	Total
Personnel	\$2,500	\$2,500	\$2,500	\$2,500	\$10,000
Fringe Benefits*					
Travel	\$2,000				\$2,000
Equipment					
Supplies					
Contractual	\$3,400	\$1,700	\$472,900	\$10,000	\$488,000
Other					
Total Federal Funding	\$7,900	\$4,200	\$475,400	\$12,500	\$500,000
Cost Share (20% of requested federal funds)	\$2,500	\$2,500	\$92,500	\$2,500	\$100,000

**Fringe Benefits are included in Personnel costs line item*

Task 1 Budget: \$3,400 QEP support; Travel is for one EPA Brownfields conference (i.e., est. \$2K conference for airfare, hotel, per diem, and expenses). *The cost share is anticipated to be \$2,500 for this task.* **Task 2 Budget:** \$1,700 QEP support. *The cost share is anticipated to be \$2,500 for this task.* **Task 3 Budget:** \$482,900 in Contractor support, including QEP support (oversight, sampling and lab analysis and equipment) and Cleanup contractor. *The cost share is anticipated to be \$92,500.* **Task 4 Budget:** \$10K QEP support (reports). *The cost share is anticipated to be \$2,500.* Outputs to be completed within the 3-year period of performance include: (1) preparation and release of RFP; (2) execution of contract with QEP and Cleanup Contractor; (3) active community engagement program that fosters two-way communication; (4) project schedules and milestones for activities from cleanup and reuse planning; (5) meetings, presentations, and materials, including multilingual documents, posters, flyers; (6) documents and reports, including: QAPP, CRP, ABCA, Phase IV RIP and Status Report(s); (7) cleanup data to assess potential risk to human health and/or the environment; and (8) a remediated site that achieves a “Permanent Solution” in compliance with MassDEP regulations and plan for site redevelopment. The Town anticipates the fulfillment of the **cost share** through staff labor (i.e., meetings, community outreach, QEP/Contractor management). The Town will also perform the EcoSpears bench-scale treatability study and the dam conditions assessment study. The Town will also supply personnel, heavy equipment, vegetation clearing, clean fill and grass seed/turf for Site restoration and fence rental.

3.d. Measuring Environmental Results (5 points)

Our anticipated outputs from the Brownfields Program are technical and quantitative reports that will provide the Town with the next steps to move the site forward. We also will measure the success of public engagement by requesting our community partners to help us measure the qualitative and quantitative outcomes of community engagement. Additionally, we will measure

project success beyond the completion of the Brownfields Assessment program by increases in tax revenue, number of jobs, decrease in crime and redevelopment; prepare quarterly reports; and update ACRES to document site progress. The Site will be brought into state compliance, moving towards redevelopment, attracting developer interest, and achieving regulatory closure.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (25 points)

4.a. Programmatic Capability (15 points)

This grant will be managed through the Town Administrator and departmental staff, whom are successfully managing multiple federal and state grants totaling approximately \$1.5M. Together, these staff serve on multiple teams with the community, state and local officials and developers and serve as an integral force in the revitalization of the target area. They have also participated in community engagement and built teams of stakeholders. Town Administrator since 2014, Shawn Cadime leveraged his background in finance to lift the Town's Standard & Poors Bond rating from BBB to AA+ in just two years by working with his administrative team to build accountability and sound financial practices. Bruce Alexander has served as the Finance Director for 11 years and provides direct oversight and management of all grant funding, along with the Town Treasurer Chris Defontes and the rest of the finance team. In addition, each department head is expected to provide oversight, needed documentation and required reporting in a timely and efficient manner. The Town will continue to partner with several key staff at SRPEDD to provide planning support, including Economic Development/Community Development Director Donald Sullivan, Environmental Program Director Bill Napolitano, and Deputy Director/Comprehensive Planning Manager Sandy Conaty. SRPEDD has partnered with the Town on multiple projects, including funding and drafting an Open Space and Recreation Management Plan, Electric City Aggregation Project, Bikeway Neighborhood Study and Regional Bidding/Sourcing. Our Town Planner, John Aubin III, will work directly with SRPEDD on site development planning. Our Conservation Agent, Jennifer Miller, will provide support on the redevelopment, including permitting requirements. Brittney Faria, Director of Human Services and Council on Aging, will provide input and support on the needs of the elderly. Our Health Agent, Jessica Horsman, will provide support to the team in responding to health concerns associated with the Attleboro Dye Works site. Veteran's Agent James LaFlame will provide an important interface with the veterans in the target area. In the event of staff turnover, the Town will rely on qualified employees that would become responsible for ongoing compliance/completion for the duration of the grant period.

4.b. Past Performance and Accomplishments (10 points)

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (6 points)

(1) Accomplishments (5 points)

The Town of Seekonk was awarded a FY'2017 EPA Brownfields Site-Specific Assessment Grant for the Attleboro Dye Works Site. We accomplished the assessment of soil, groundwater, lagoon/canal sediments throughout the Site. Furthermore, we performed limited asbestos abatement to accommodate drilling within the building footprint, with the support of a structural engineering assessment. We performed sampling of private drinking water wells and soil and groundwater assessment at an abutting residential property and assessment of irrigation water used by the abutting church. The assessment has provided the details required to support state regulatory reporting requirements and the selection of a feasible remedial strategy.

(2) Compliance with Grant Requirements (5 points)

The Town has complied with quarterly ACRES reporting requirements, including financial and progress reports and over 80 percent of the monies have been expended. The Town has complied with all EPA grant requirements.

Attachment A

Documentation of Secured Leveraged Resources

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PRESS RELEASE

Baker-Polito Administration Announces Nearly \$1.5 Million In Brownfields Funding For Nine Projects

Today, Baker-Polito Administration announced nearly \$1.5 million in Brownfields Redevelopment Fund awards to support the environmental assessment and cleanup of contaminated and challenging sites across the Commonwealth.

FOR IMMEDIATE RELEASE:

7/26/2017

Executive Office of Housing and Economic
Development

MEDIA CONTACT

Samantha Kaufman, Deputy Director of Communications

Online

samantha.kaufman@mass.gov

[v \(mailto:samantha.kaufman@mass.gov\)](mailto:samantha.kaufman@mass.gov)

BROCKTON — Today, Baker-Polito Administration announced nearly \$1.5 million in Brownfields Redevelopment Fund awards to support the environmental assessment and cleanup of contaminated and challenging sites across the Commonwealth.

“The Brownfields Redevelopment Fund is a critical tool that unlocks the potential of many former industrial sites throughout Massachusetts,” **said Governor Charlie Baker**, “transforming them into places where our communities and families can build homes and businesses.”

In Brockton, Lieutenant Governor Karyn Polito joined Mayor Bill Carpenter to announce the awards at a site in the city’s downtown Transformative Development Initiative District. NeighborWorks of Southern Massachusetts is receiving an award to conduct environmental assessments at this site in order to redevelop it into 48 units of affordable and market-rate housing and ground floor retail.

“These awards will revitalize downtowns, eliminate blight, and unlock private investment and job growth across the Commonwealth,” **said Lt. Governor Karyn Polito**. “We are pleased to provide these resources to advance the economic development goals of communities throughout Massachusetts.”

“Giving cities and towns the ability to create shovel-ready sites is a no brainer in terms of economic development,” **said Housing and Economic Development Secretary Jay Ash.** “These unused sites are often some of the largest in the Commonwealth and now can be transformed into housing, commercial or industrial spaces that create jobs and enliven communities.”

The Brownfields Redevelopment Fund, established in 1998, is administered by MassDevelopment on behalf of the Commonwealth. The Fund helps to transform vacant, abandoned, or underused industrial or commercial properties. In most cases, redevelopment is complicated by real or perceived environmental contamination and liability. In FY17, the Commonwealth authorized \$45 million in capital funding for the Brownfields Redevelopment Fund.

“Since 1998, MassDevelopment has been pleased to administer the Brownfields Redevelopment Fund, which has led to the creation of more than 4,400 jobs and 2,750 units of housing,” **said MassDevelopment Executive Vice President of Finance Programs Laura Canter.** “We are grateful to the Baker-Polito Administration and the Legislature for its support of this fund, and to Massachusetts’ 351 cities and towns for partnering with us on our brownfields projects.”

“Thank you to the Baker-Polito administration for helping us provide the funds to conduct the necessary steps to better plan and redevelop our downtown and provide the necessary handicap accessible housing our community needs,” **said Senator Michael D. Brady.** “The Old Kresge building was a landmark in downtown Brockton and it would be great to see that area built back up to help revitalize the city.”

“The funding from the Brownfields Redevelopment Fund will help transform

the area in Brockton's TDI district into a 48 unit affordable and market-rate housing development ;” **said Representative Claire Cronin**. “We look forward to seeing the benefits that this revitalization will have in our community. Thank you to MassDevelopment and NeighborWorks for their continued investment in our city.”

“These funds are vital to continuing our efforts at revitalizing downtown Brockton, by ensuring healthy and environmentally safe construction,” **said Representative Gerry Cassidy**. “NeighborWorks is a great asset to our community and I have no doubt they will continue their hard work. Thank you to MassDevelopment and the Baker-Polito administration for investing in Brockton.”

“As a State Representative for Brockton and East Bridgewater, I am grateful for the investment by the Brownfields Fund and the administration to start the clean-up of these sites and get them back onto the tax-rolls,” **said Representative Michelle DuBois**.

The following municipalities and organizations received Brownfield Redevelopment Fund awards in FY17:

Brockton's NeighborWorks of Southern Massachusetts, \$26,000

NeighborWorks of Southern Massachusetts will use the award to conduct environmental assessment at this highly visible, vacant site in Brockton's TDI District. NeighborWorks of Southern Massachusetts plans to redevelop this site into 48 units of affordable and market-rate housing with ground floor retail.

Lawrence CommunityWorks Duck Mill project, \$334,365

Lawrence CommunityWorks will use this award to perform environmental clean

The Town will use this award to perform environmental assessment at the Precise Engineering site, which it ultimately plans to redevelop into a commercial or light industrial use.

Town of Seekonk, \$99,800

The Town will use this award to assess the former Attleboro Dyeing and Finishing site, which it is seeking to redevelop into mixed-income housing and retail that will provide access to the Ten Mile River on which the property sits.

Worcester East Side CDC, \$125,000

Worcester East Side CDC will use this award for assessment of a site that will become eight units of garden-style, handicap-accessible housing for extremely low-income or potential homeless residents while they continue to receive supportive services from the Department of Mental Health.

About MassDevelopment:

MassDevelopment, the state's finance and development agency, works with businesses, nonprofits, financial institutions, and communities to stimulate economic growth across the Commonwealth. During FY2016, MassDevelopment financed or managed 352 projects generating investment of more than \$4 billion in the Massachusetts economy. These projects are projected to create about 8,200 jobs and build or rehabilitate about 4,200 residential units.

###

Media Contact

2019 SE Mass Region Transportation Improvement Program

Amendment / Adjustment Type ▼	STIP Program ▼	MassDOT Project ID ▼	Metropolitan Planning Organization ▼	Municipality Name ▼	MassDOT Project Description ▼	MassDOT District ▼	Funding Source ▼	Total Programmed Funds ▼	Federal Funds ▼	Non-Federal Funds ▼	Additional Information ▼ <i>Present information as follows, if applicable:</i> a) Planning / Design / or Construction; b) total project cost and funding sources used; c) advance construction status; d) MPO project score; e) name of entity receiving a transfer; f) name of entity paying the non-state non-federal match; g) earmark details; h) TAP project proponent; i) other information
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► Section 1A / Regionally Prioritized Projects

► Regionally Prioritized Projects

		607531	SE Mass	Norton	NORTON- CORRIDOR IMPROVEMENTS & RELATED WORK ON EAST MAIN STREET (ROUTE 123), FROM PNE STREET TO I-495	5	STP	\$ 2,308,996	\$ 1,847,197	\$ 461,799	a) Construction; b) Total Cost = \$7,908,996 STP (\$2,308,996) / CMAQ (\$5,600,000); d) EC Score 26 of 87; i) Status 100%; Project will include Traffic Signal Installation at I-495 Ramps
		607531	SE Mass	Norton	NORTON- CORRIDOR IMPROVEMENTS & RELATED WORK ON EAST MAIN STREET (ROUTE 123), FROM PNE STREET TO I-495	5	CMAQ	\$ 5,600,000	\$ 4,480,000	\$ 1,120,000	a) Construction; b) Total Cost = \$7,908,996 STP (\$2,308,996) / CMAQ (\$5,600,000); d) EC Score 26 of 87; i) Status 100%; Project will include Traffic Signal Installation at I-495 Ramps
		606709	SE Mass	New Bedford	NEW BEDFORD- CORRIDOR IMPROVEMENTS AND RELATED WORK ON KINGS HIGHWAY, FROM CHURCH STREET TO THE KINGS HIGHWAY BRIDGE (N-06-036) OVER ROUTE 140	5	STP	\$ 8,804,531	\$ 7,043,625	\$ 1,760,906	a) Construction; b) Total Cost = \$10,361,131 - HSIP (\$896,010) / TAP (\$492,430) / STP (\$8,804,531) / Statewide STP (\$168,160); d) EC Score 41 of 87; h) Project Proponent - New Bedford; i) Status 100%
		606709	SE Mass	New Bedford	NEW BEDFORD- CORRIDOR IMPROVEMENTS AND RELATED WORK ON KINGS HIGHWAY, FROM CHURCH STREET TO THE KINGS HIGHWAY BRIDGE (N-06-036) OVER ROUTE 140		HSIP	\$ 896,010	\$ 806,409	\$ 89,601	a) Construction; b) Total Cost = \$10,361,131 - HSIP (\$896,010) / TAP (\$492,430) / STP (\$8,804,531) / Statewide STP (\$168,160); d) EC Score 41 of 87; h) Project Proponent - New Bedford; i) Status 100%
		606709	SE Mass	New Bedford	NEW BEDFORD- CORRIDOR IMPROVEMENTS AND RELATED WORK ON KINGS HIGHWAY, FROM CHURCH STREET TO THE KINGS HIGHWAY BRIDGE (N-06-036) OVER ROUTE 140		TAP	\$ 492,430	\$ 393,944	\$ 98,486	a) Construction; b) Total Cost = \$10,361,131 - HSIP (\$896,010) / TAP (\$492,430) / STP (\$8,804,531) / Statewide STP (\$168,160); d) EC Score 41 of 87; h) Project Proponent - New Bedford; i) Status 100%
		607392	SE Mass	Seekonk	SEEKONK- INTERSECTION IMPROVEMENTS & RELATED WORK AT FALL RIVER AVENUE (ROUTE 114A) AND COUNTY STREET	5	CMAQ	\$ 2,500,000	\$ 2,000,000	\$ 500,000	a) Construction; b) Total Cost = \$2,500,000 CMAQ; d) EC Score 31 of 87; i) Status 100%; CMAQ Eligible

Regionally Prioritized Projects subtotal ► \$ 20,601,967 \$ 16,571,175 \$ 4,030,792 ◀ 80% Federal + 20% Non-Federal

► Section 1A / Fiscal Constraint Analysis

				21370281			
				Total Regional Federal Aid Funds Programmed ►	\$ 20,601,967	\$ 20,501,967	◀ Total Budget
					\$ -		Target Funds Available
				STP programmed ►	\$ 11,113,527	\$ 8,390,822	◀ STP
				HSIP programmed ►	\$ 896,010	\$ 306,409	◀ HSIP
				CMAQ programmed ►	\$ 8,100,000	\$ 6,480,000	◀ CMAQ
				TAP programmed ►	\$ 492,430	\$ 393,944	◀ TAP

Section 1A Instructions: MPO Template Name) Choose Regional Name from dropdown list to populate header and MPO column; Column C) Enter ID from ProjectInfo; Column E) Choose Municipality Name from dropdown list; Column H) Choose the Funding Source being used for the project - if multiple funding sources are being used enter multiple lines; Column I) Enter the total amount of funds being programmed in this fiscal year and for each funding source; Column J) Federal funds autocalculate. Please verify the amount and only change if needed for flex. Column K) Non-federal funds autocalculate. Please verify the split/match - if matching an FTA flex, coordinate with Rail & Transit Division before programming; Column L) Enter Additional Information as described - please do not use any other format.

► Section 1B / Earmark or Discretionary Grant Funded Projects

► Other Federal Aid

	Other Federal Aid	609310	SE Mass	Taunton	TAUNTON- BUILDING DEMOLITION AT MASSDOT MAINTENANCE FACILITY	5	HPP	\$ 625,923	\$ 500,738	\$ 125,185	Demo ID MA 123 (Repurposed Earmark)
	Other Federal Aid	SM001	SE Mass	Dighton	Design multi-use trail to improve safety for users from Somerset Ave to Sandpiper Way in Dighton. Proponent: Department of Conservation & Recreation (DCR)	5	FLAP	\$ 257,145	\$ 206,000	\$ 51,145	FLAP Project ID: MA FLAP DCR TRL(1)
	Other Federal Aid		SE Mass	New Bedford	NEW BEDFORD - STATE PIER SEASTREAK FERRY SERVICES	5	Other FA	\$ 2,483,014	\$ 1,986,411	\$ 496,603	a) Service; b) \$2,483,014; f) Massachusetts Development Finance Agency; i) Seastreak Ferry Boat Discretionary Grant

Other Federal Aid subtotal ► \$ 3,366,082 \$ 2,393,149 \$ 672,933 ◀ Funding Split Varies by Funding Source

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Chapter 90 apportionment

Chapter 90 distribution chart for fiscal year 2020 (ordered by city/town).

City/Town	Highway District	Miles 2018	Population 2010	Employment 2018	Amount
ABINGTON	5	60.31	15,985	4,206	\$387,695
ACTON	3	112.6	21,924	9,814	\$696,681
ACUSHNET	5	59.47	10,303	1,550	\$316,724
ADAMS	1	54.04	8,485	1,837	\$287,324
AGAWAM	2	122.31	28,438	12,057	\$802,780
ALFORD	1	17.38	494	25	\$71,454
AMESBURY	4	59.99	16,283	4,946	\$397,137

City/Town	Highway District	Miles 2018	Population 2010	Employment 2018	Amount
SALEM	4	90.2	41,340	19,632	\$849,063
SALISBURY	4	34.94	8,283	3,464	\$230,577
SANDISFIELD	1	81.02	915	164	\$324,904
SANDWICH	5	148.04	20,675	6,047	\$782,768
SAUGUS	4	85.02	26,628	10,867	\$631,157
SAVOY	1	49.11	692	63	\$197,375
SCITUATE	5	102.98	18,133	3,624	\$561,501
SEEKONK	5	101.66	13,722	8,386	\$584,745
SHARON	5	108	17,612	3,724	\$579,012
SHEFFIELD	1	81.17	3,257	1,526	\$356,543
SHELBURNE	1	48.71	1,893	476	\$208,361
SHERBORN	3	55.96	4,119	722	\$253,815
SHIRLEY	3	43.39	7,211	3,062	\$252,072
SHREWSBURY	3	149.95	35,608	14,859	\$989,833
SHUTESBURY	2	30.94	1,771	162	\$134,293
SOMERSET	5	85.47	18,165	4,665	\$505,493
SOMERVILLE	4	89.77	75,754	31,112	\$1,202,564

Attachment B.

Threshold Criteria Response

THRESHOLD CRITERIA FOR CLEANUP GRANTS

1. Applicant Eligibility

The Town of Seekonk, Massachusetts is eligible to apply for an EPA Brownfields Assessment grant because it is a General Purpose Unit of Government.

2. Previously Awarded Cleanup Grants

The site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Site Ownership

The Town of Seekonk is the sole owner of the Site, which was acquired through a tax taking on November 6, 2019.

4. Basic Site Information

- a) **Name of Site:** Former Attleboro Dye Works site
- b) **Address:** 36 Maple Avenue, Seekonk, MA. The Site is comprised of three parcels: Map 31, Lot 477 (7.8 acres); Map 32, Lot 6 (5.79 acres); and Map 32, Lot 9 (0.96 acre)
- c) **Owner:** The Town of Seekonk is the Site property owner. The last owner was R.O.C. Realty Corp., which was dissolved via bankruptcy in 2012.

5. Status and History of Contamination at Site

- a) **Site Contamination:** The Site is contaminated by hazardous substances.
- b) **Operational History and Current Use of Site:** The Attleboro Dyeing and Finishing Corporation occupied the Site from 1920 to the 1980s. Facility operations included the dyeing and finishing of textiles. Various commercial/industrial operations occupied the Site from the 1980s to the 2000s. Former dye processes conducted at the facility included the use of dye fixing agents, and waste dye carriers that integrated the mixing, transfer and storage of heavy metals and petroleum hydrocarbon compounds. These activities occurred during the 60+-year operation of the facility. Two source areas of contaminant sludges were identified in three settling ponds ("lagoons"), drainage channels and roof drain outfall locations. The lagoons are located along the western portion of the Site. According to historic reports, water from the Ten Mile River Pond (formed by a dam at the westerly Ten Mile River) was routed from an underground culvert to beneath the former manufacturing building and to a manmade channel/raceway. This water (along with municipal water) was used for dyeing and finishing processes. According to historic reports, up to 20 kettles (250 to 1500-gallon capacity) were located within the manufacturing building for dyeing processes. Prior to the 1960s, wastewater from the dyeing and finishing processes was routed directly to the river. In the 1960s, wastewater was diverted to the settling ponds/lagoons (for sludge accumulation) and wastewater was subsequently discharged to the river. A former surface water raceway was located south of the Site buildings, which appears

to have been used to receive wastewater from lagoons. In addition, historical aerial photographs suggest the potential that this raceway may have connected to westerly abutting wetlands. A fourth suspect settling pond was observed in a 1961 aerial photograph, located west of Settling Ponds #2/#3, suggesting the potential for the accumulation of additional waste within this area. Various commercial/industrial operations occupied the Site from the 1980's to the 2000's. A fire occurred on May 1, 2012, which destroyed over 50% of Site buildings. The Town erected a temporary fence along the southern portion of the Site in 2013 to restrict Site access. The Site is unoccupied.

- c) Environmental Concerns at the Site: A release was reported to the Massachusetts Department of Environmental Protection (MassDEP) on October 24, 2008 by R.O.C. Realty Corporation as a Massachusetts Contingency Plan (MCP) 120-Day Reporting Condition. MassDEP assigned Release Tracking Number (RTN) 4-21606 to the release. Concentrations of heavy metals detected in surficial sediment in two of the Site lagoons (#2 and #3) in 2008 were determined to constitute a MCP Condition of Imminent Hazard (IH). The Condition of IH was mitigated through installation of a fenced enclosure in 2008, as a measure to restrict access and potential exposure to contaminants. The results of sediment sampling at three settling ponds/lagoons and the 800-foot Mill Canal (which extends onto private property indicate lagoon sediment sampling indicate concentrations of heavy metals, polychlorinated biphenyls (PCBs), Volatile Organic Compounds (VOCs) and petroleum hydrocarbons at levels exceeding applicable state and federal standards and criteria; concentrations of metals were also detected in sediments at Ten Mile River, and associated with Site contaminant impacts, along with background conditions; Concentrations of metals have been detected in shallow soils adjacent to the lagoons at levels above state standards. There is no evidence of contaminant impacts to Site groundwater. Based on the results of the 2013 hazardous materials building survey conducted by EPA, there is evidence of numerous hazardous materials, including friable asbestos-containing materials (ACM) in exterior construction and demolition (C&D) debris piles from the fire. EPA conducted a Removal Action in 2016 to remove visible ACM from the debris pile and additional abatement measures were performed in 2018 to accommodate drilling performed during the EPA Site-Specific Assessment.
- d) How the site become contaminated and the nature and extent of contamination: Contamination is attributed to historic operations of the former Attleboro Dyeing and Finishing Corporation facility. Contaminant impacts to lagoon and canal sediments extend to approximately 2 feet in depth. Surficial soil impacts at the western and northwestern portions of the Site extend to an approximate depth of 3 feet below ground surface. Based on the results of off-Site sampling, there is no evidence of the horizontal migration of contaminant impacts to soil or groundwater. There is evidence of arsenic impacts to irrigation water at the abutting church at a level below state standards. It is noted that an approximate 50-foot section of Mill Canal is located within the property boundary and the remaining 750 feet is located within private property.

6. **Brownfields Site Definition:** The Site is (a) not listed or proposed for listing on the National Priorities List; (b) Not subject to unilateral administrative orders, court

orders, administrative orders on consent, or judicial consent decrees issued to or entered into parties under CERCLA and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

7. **Environmental Assessment Required for Cleanup Proposals:** An Interim Phase II Comprehensive Site Assessment Interim Phase III Identification, Evaluation, and Selection of Comprehensive Remedial Action Alternatives and Remedial Action Plan (Phase III RAP), prepared by Ransom Consulting, Inc., dated November 30, 2017, on behalf of the Town.
8. **Enforcement or Other Actions:** There are no known ongoing or anticipated environmental enforcement or other actions related to the Brownfields site for which funding is sought. There are no inquiries or orders from federal, state, or local government entities that the Town is aware of regarding the responsibility of any party (including the applicant) for the contamination, or hazardous substances at the site, including any liens.
9. **Sites Requiring a Property-Specific Determination:** The property does not require a Property-Specific Determination. EPA has not initiated an involuntary action to address PCB contamination under the Toxic Substances and Control Act.
10. **Threshold Criteria Related to CERCLA/Petroleum Liability**
 - a. **Property Ownership Eligibility-Hazardous Substances Sites**
 - i. **EXEMPTIONS TO CERCLA LIABILITY**
 3. **Property Acquired Under Certain Circumstances by Units of State and Local Government**
 - a) The Town of Seekonk acquired the property as a taking, due to tax delinquency.
 - b) The Town of Seekonk acquired the property on November 6, 2019.
 - c) The disposal of hazardous substances occurred before the Town of Seekonk acquired the property.
 - d) The Town of Seekonk had not caused or contributed to any release of hazardous substances at the site.
 - e) The Town of Seekonk has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
11. **Cleanup Authority and Oversight Structure**
 - a. The site is currently designated as a MCP disposal site under Release Tracking Number (RTN) 4-21606 and enrolled in the MassDEP environmental program. All Cleanup activities will be conducted in adherence to the MCP, 310 CMR 40.000.
 - b. The Town will request access from downgradient property owners, if needed, to perform cleanup and/or monitoring activities and will request support from MassDEP, if necessary.

12. Community Notification

- a. **Draft Analysis of Brownfield Cleanup Alternatives:** A Copy of the Draft ABCA was available for public review at the public meeting (held on November 19, 2019) at Seekonk Town Hall and at Town Hall offices during business hours. There were no public comments.
- b. **Community Notification Ad:** A public notice was published in The Sun Chronicle newspaper on November 12, 2019.
- c. **Public Meeting:** A public meeting was held on November 19, 2019.
- d. **Submission of Community Notification Documents:** A copy of the Draft ABCA, public notice and public meeting sign in sheet are included as **Attachment C**.

13. Statutory Cost Share:

- a. The cost share will be met through the use of labor, equipment and materials for the bench scale treatability study and remedial pilot test, and cleanup restoration costs and for staff support for Cooperative Agreement Oversight, Community Engagement, Reporting.
- b. A hardship waiver of the cost share for Cleanup is not being requested.

Attachment C.

Community Notification Documents

Draft Analysis of Brownfields Cleanup Alternatives (ABCA)

Public Notice

Public Meeting Sign-In Sheet

Analysis of Brownfields Cleanup Alternatives-Preliminary Evaluation
36 Maple Avenue
Seekonk, Massachusetts

I. Introduction & Background

Site Location

The 14.6-acre Attleboro Dye Works site (“Site”) is located along the Ten Mile River within a residential neighborhood along the northern portion of town.

Forecasted Climate Conditions

According to the Massachusetts Climate Change Adaption Report¹, the impacts of climate change are wide-ranging and growing in severity in Massachusetts, with impacts from sea level rise, storm events, flooding, greenhouse gas emissions and changing weather patterns. As a coastal state, storm surges have broad implications and impacts to infrastructure, natural resources and ecosystems, including drinking water supplies. The financial impacts are expected to be very high.

Previous Site Use(s) and any previous cleanup/contamination

The site is comprised of three parcels and identified by the Town as follows: Map 31, Lot 477 (7.8 acres); Map 32, Lot 6 (5.79 acres); and Map 32, Lot 9 (0.96 acre), and include a dam and Ten Mile River Pond and access easements along the “mill canal” on the western abutting parcel.

- The Site is located within an area of mixed commercial and residential use, and is abutted to the north by Ten Mile River (“river”); to the northeast by Ten Mile River Pond (“pond”), which was formed by a dam; to the southeast by an automotive repair facility and residences; to the southeast by a church; to the south by Maple Avenue; to the southwest by residences; and, to the west by undeveloped land. In August 2017, the Town discovered that the pond was mostly dry and is attributed to a breach in the dam.
- The Site appears to have been undeveloped until at least the 1930s. In the 1930s and 1940s, a former tennis racket manufacturer (“E. Kent Tennis Rackets” and “Kent, Inc.,”) occupied the Site. From 1945 to 1980, Attleboro Dyeing and Finishing Company owned and operated the Site facility. R.O.C. Realty Corporation purchased the property in 1980 and leased the property to various commercial occupants. The Site was reportedly condemned in 2009, due to partial roof collapse of the industrial facility building.

¹ Climate Change Adaptation Report. Executive Office of Energy and Environmental Affairs and the Adaptation Advisory Committee. September 2011

- A fire, attributed to arson, occurred at the Site on May 1, 2012. Massachusetts Department of Environmental Protection (MassDEP) and United States Environmental Protection Agency (EPA) personnel mobilized at the Site during the fire and conducted monitoring of ambient air, firefighting runoff water, and surface water. The former approximate 101,000 square foot (SF) industrial building is located along the northern/northeastern portion of the Site, with over 70% of the footprint damaged by fire. A former office building is located at the southern portion of the Site, along with the remains of a former pump house, located southeast of the former industrial building. Based on the results of a hazardous materials building survey, there is evidence of asbestos-containing materials (ACM), lead-based paint (LBP) and polychlorinated biphenyls (PCBs) associated with the industrial building.
- Historically, water was diverted from the pond and routed via an underground culvert ("raceway") to beneath the industrial building and "out to the northwest of the parking area", where the pipe discharged to a "man-made drainage channel. Three former Settling Ponds/Impoundments ("lagoons") and a suspect former 4th lagoon, are located at the western/northwestern portion of the Site. Two of the lagoons (Settling Ponds #2/#3) are surrounded by a fenced enclosure. During 2017 assessment activities, the lagoons were observed to contain standing water in the spring and were dry in the summer.
- Site access is restricted along portions of the Site, which include a fenced enclosure along the southern portion of the Site, with a locked gate. Additional fencing within the Site restricts access to the western portion of the industrial building and burned building debris field. The Town installed the fencing in 2012, which restricts access to trespassers as a safety measure and also mitigates potential risk of exposure to Site contaminants.
- On August 14, 1980, Attleboro Dye and Finishing submitted a Notification of Hazardous Waste to EPA, identifying the facility as a treatment, storage and disposal facility of Resource Conservation and Recovery Act (RCRA) hazardous waste (Code U220- for toluene). Upon new ownership in 1980, R.O.C. Realty Corporation submitted a revised notification to EPA. On December 10, 1980, EPA listed the Site in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). The Site is not listed on EPA's National Priority List (NPL). The Site was listed by EPA under MAD001196633 (RCRA) and under the state's hazardous waste program as EPICS-27198.
- In 2016, EPA implemented a Removal Program to manage containerized waste and visible/accessible ACM, which were disposed of off-site. Under an EPA Site Specific-Assessment, abatement of asbestos was performed in 2018 along select exterior areas of the collapsed building, to accommodate assessment activities.
- Remedial Activities: In December 1998, one (20,000-gallon) No.6 fuel oil underground storage tank (UST) and one (4,400-gallon) toluene UST were removed from the Site.
- IRA Condition: A release of heavy metals was discovered by R.O.C. Realty Corporation and reported to MassDEP on October 24, 2008. The release was

discovered in sediments within two of the on-site wastewater lagoons, identified as Settling Ponds #2 and #3. MassDEP assigned Release Tracking Number (RTN) 4-21606 to the release. Response actions included installation of a fenced enclosure under an Immediate Response Action (IRA) Plan, as a measure to mitigate a Condition of Imminent Hazard (IH) and potential exposure to contaminated lagoon sediments by trespassers/receptors. Based on the results of sampling conducted to date, lagoon sediments in Settling Pond #1 do not pose a Potential Condition of IH. The Site is classified by MassDEP as "Tier 1D".

Site Assessment Findings

The historic dyeing processes conducted at the Site included the use of dye fixing agents, and waste dye carriers and the mixing, transfer and storage of metals and petroleum hydrocarbon compounds. These activities occurred during the 60+ year operation of the facility. Floor drains on the lower floor, along with process water from the kettles and cleaning water, were discharged via a "sluice" located below the floor. Historically, water was diverted from the pond and routed via an underground culvert ("raceway") to beneath the industrial facility building and "out to the northwest of the parking area", where the pipe discharged to a "man-made drainage channel", which is referred to as "Mill Canal". Prior to the 1960s, the process waste stream was reportedly discharged to the river. In the 1960s, settling ponds/lagoons were constructed to receive the waste through 1980. It appears that waste sludges (lagoon sediment) were allowed to settle in the unlined settling ponds/lagoons and accumulated wastewater was subsequently discharged from the lagoons to the river.

There is evidence of contaminant impacts to sediments in the three (3) Site settling ponds/lagoons and Mill Canal, including metals, polychlorinated biphenyls (PCBs), petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds. There is also evidence of contaminant impacts to surficial soils adjacent to the settling ponds/lagoons and river sediments. There is a likelihood of contaminant impacts to (inaccessible) sediments within the former raceway under the building footprint.

Project Goal (Site reuse plan)

The owner has established plans to clean up and redevelop the Site for mixed use, to include affordable housing, light commercial use and recreational use.

Applicable Regulations

Site Cleanup will be conducted pursuant to the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000. Additional applicable local, state and federal regulatory requirements will be adhered to, including the appropriate procurement of contractors.

Applicable Cleanup Standards

The applicable MCP Standards for the Site are Method 1 Soil Cleanup Standards and MCP Method 1 (S-1) Soil and Groundwater (GW-2/GW-3) Standards.

Cleanup Oversight Responsibility

In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. Licensed Site Professionals (LSPs) are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board. Assessment and cleanup activities are conducted pursuant to the Massachusetts Contingency Plan (MCP). The Town of Seekonk will be conducting the site cleanup.

CLEANUP ALTERNATIVES

A. Description of Cleanup Alternatives

To address contamination at the Site, seven remedial action alternatives (RAAs) were developed.

Alternative #1: No Remedial Action

The “No Action” alternative assumes that no additional remedial efforts are implemented to address elevated concentrations petroleum hydrocarbons impacts at the Site. The “No Action” alternative can provide a basis for assessing the effects of implementing remedial actions; however, it does not directly reduce the toxicity, mobility or volume of impacted soils or sediment. This response action alternative does not reduce Site risks associated with groundwater that may be impacted in the future and provides no additional protection to human health or public welfare. Additionally, the contaminants of concern are at levels that do not naturally attenuate and therefore “No Action” does would not reduce potential risk to human health and/or the environment in the long term.

Alternative #2: Institutional Controls

Institutional controls are mechanisms to limit access to impacted media and include alternatives such as fencing, barriers, and Activity and Use Limitations (AULs) in the form of deed restrictions. While institutional controls do not eliminate contamination, they can provide an effective, low cost means of reducing exposure potential, and thus risk, if properly maintained and enforced. Institutional controls may be effective in mitigating exposure to soils and sediments in locations at which it may be infeasible to reach background conditions. Implementation of an AUL on a Site property to restrict access to impacted groundwater (other than as “exposure pathway elimination measures” or to restrict access to drinking water) is not supported by MassDEP. However, AULs may be implemented to ensure that engineering controls be maintained to mitigate potential risk.

Alternative #3: Passive Containment

The primary purpose of passive containment technologies is to isolate impacted media, and thus control potential exposure risks. Passive containment involves placement and/or maintenance of existing horizontal physical barriers, such as a cap, sealant or membrane or building slab, or vertical barriers such as a grout curtain, slurry wall, or sheet piling in the areas of contamination.

Alternative #4: Active Treatment/Removal/Containment Systems

For soil and sediment excavations conducted within the water table, dewatering allows for additional soil excavation to be conducted “in the dry”; assists in stabilizing the structure of the excavation; and, serves to remediate groundwater through the use of granulated activated carbon units. Dewatered groundwater is temporarily stored on-site using fractionation (frac) tanks and may be discharged to a municipal utility under a permit; to a catch basin/water body under an EPA Remediation General Permit (RGP); or, disposed of to a licensed acceptance facility and managed as remediation waste.

Alternative #5: Ex-Situ Treatment

Excavation is an effective approach for source removal. The primary purpose of is to remove impacted media, and thus control potential exposure risks. Excavation involves the removal of impacted soil and sediment that presents a potential direct contact risk, along with soil which may serve as a continuing source of impacts to surface water (abutting river) and potential future source to groundwater. The impacted soil/sediment is removed from its current setting and transported off-Site for contaminant removal, recycling and/or disposal.

Alternative #6: In-Situ Treatment

In-situ (organic or inorganic/chemical) treatment or augmentation technologies are most dependent upon the ability to deliver the treatment material to the affected subsurface area, and the sustainability or effective life of the material. Petroleum hydrocarbon and VOC constituents in Site groundwater are amenable to aerobic biological technologies and chemical oxidative technologies (ozone, permanganate, persulfate, oxygen releasing compounds (ORC), and hydrogen peroxide). Metals may be precipitated in groundwater or stabilized in soils. Emerging green and sustainable technologies (i.e., EcoSpears) may be considered to remediate PCB impacts to sediments. To effectively assess performance, bench-scale treatability studies and pilot testing are recommended prior to implementation. These treatments may also reduce costs for ex-situ technologies.

Alternative #7: Monitoring

Groundwater monitoring is conducted as a measure to assess the effectiveness of the cleanup. Groundwater is collected from monitoring wells at an area within and/or hydraulically downgradient of the cleanup area.

B. Evaluation of Cleanup Up Alternatives

Effectiveness, Including Climate Change Considerations:

1. **Alternative #1: No Remedial Action**

Alternative #1 is not effective in controlling or preventing the exposure of Site OHM to human or environmental receptors.

2. **Alternative #2: Institutional Controls**

An AUL is implemented to effectively address engineering controls, if combined with another RAA. Implementation of an AUL is an effective administrative control to mitigate potential contaminant impacts to receptors.

3. **Alternative #3: Passive Containment**

A clean cap mitigates direct exposure to contaminated soil, it does not remediate the OHM sources and does not prevent migration of OHM in groundwater to human or environmental receptors. Long-term groundwater monitoring is effective at assessing potential impacts to receptors.

4. **Alternative #4: Active Treatment/Removal/Containment Systems**

Dewatering is an effective approach to lower the water table to accommodate other technologies (i.e., ex-situ remediation).

5. **Alternative #5: Ex-Situ Treatment**

Soil and lagoon sediment is excavated and disposed off-site as an effective measure to remediate contaminant sources.

6. **Alternative #6: In-Situ Treatment**

In-situ treatment may be effective at reducing contaminant impacts to sediments, but bench-scale treatability studies and pilot testing are recommended prior to implementation.

7. **Alternative #7: Monitoring**

This RAA is useful as a tool to assess the effectiveness of additional RAAs, but ineffective at reducing contaminant impacts.

General Climate Consideration Notes:

Stormwater design will be incorporated as part of Site development. In addition, the cleanup design will include the implementation of stormwater controls. Furthermore, since the Site is located within a floodplain, applicable permitting and design measures will be implemented.

Implementability:

1. **Alternative #1: No Remedial Action**

No remedial action is conducted and is readily implementable.

2. **Alternative #2: Institutional Controls**

An AUL is readily implementable.

3. **Alternative #3: Passive Containment**

There is moderate technical complexity associated with implementability of a horizontal cap and high technical complexity associated with implementation of a vertical cap.

4. **Alternative #4: Active Treatment/Removal/Containment Systems**
There is moderate to high technical complexity associated with this technology.
5. **Alternative #5: Ex-Situ Treatment**
There is moderate to high technical complexity associated with this technology.
6. **Alternative #6: In-Situ Treatment**
There is moderate to high technical complexity associated with this technology.
7. **Alternative #7: Monitoring**
There is low to moderate technical complexity associated with this technology.

Cost:

1. **Alternative #1: No Remedial Action**
The estimated cost to implement this option is \$10K annually, due to ongoing security measures.
2. **Alternative #2: Institutional Controls**
The estimated cost to implement this option is \$10K.
3. **Alternative #3: Passive Containment**
The estimated cost to implement this technology is \$50K to \$100K.
4. **Alternative #4: Active Treatment/Removal/Containment Systems**
The estimated cost to implement this technology is \$100K to \$300K.
5. **Alternative #5: Ex-Situ Treatment**
The estimated cost to implement this technology for the settling ponds/lagoons is \$700K. The estimated cost to implement this technology for Mill Canal is \$1.2M.
6. **Alternative #6: In-Situ Treatment**
The estimated cost to implement this technology is \$100K to \$200K.
7. **Alternative #7: Monitoring**
The estimated cost to implement this technology is \$20K to \$50K.

C. Recommended Cleanup Option

The recommended cleanup alternative is a combination of RAAs and includes Institutional Controls; Passive Containment (horizontal clean cap); Active Treatment (dewatering); Ex-Situ Treatment (excavation); and In-Situ Treatment (pending a bench scale treatability study and pilot test).

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LEGALS

Quinn St

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 4 Quinn Street, North Attleboro, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Karen J. Pariseau and Francis Higgins to Mortgage Electronic Registration Systems, Inc. as Nominee for Quicken Loans Inc. and now held by Quicken Loans Inc., said mortgage dated April 23, 2012, and recorded in the Bristol County (Northern District) Registry of Deeds, in Book 20134 at Page 258, as affected by an Assignment of Mortgage dated June 5, 2018, and recorded with said Deeds in Book 24498 at Page 280, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on December 3, 2019, at 2:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

Land Situated in the County of Bristol in the State of MA

THE LAND IN NORTH ATTLEBOROUGH, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHERLY SIDE OF QUINN STREET, SO-CALLED, AND BEING LOTS NO. 38 AND 41, AS SHOWN ON THAT PLAN ENTITLED 'SECTION ONE OF THE ELZEAR PLANTE PLAT, NORTH ATTLEBOROUGH, MASS., JULY 1952, THE W.T. WHALEN ENG. CO.', WHICH PLAN IS RECORDED WITH BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS, PLAN BOOK 53, PAGE 68, AND TO WHICH REFERENCE MAY BE HAD SAID LOTS BEING BOUNDED AND DESCRIBED. IN ONE PARCEL AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID STREET AT THE NORTHEAST CORNER OF LOT NO. 37 ON SAID PLAN; THENCE RUNNING SOUTHERLY BY SAID LOT NO. 37, 100 FEET; THENCE TURNING AT A RIGHT ANGLE AND RUNNING EASTERLY, 128 FEET TO A WAY SHOWN ON SAID PLAN; THENCE RUNNING NORTHERLY BY SAID WAY, 90 FEET TO A POINT OF TANGENCY; THENCE RUNNING NORTHWESTERLY BY A CURVE WITH 1.0 FOOT RADIUS TO THE SOUTHERLY LINE OF SAID QUINN STREET; THENCE RUNNING BY SAID STREET, 118 FEET TO THE POINT OF BEGINNING.

I/We hereby expressly reserve my rights of Homestead, if any, and I/We do not wish to terminate my/our Homestead by granting the within Mortgage, notwithstanding any language contained therein to the contrary, which language is intended formerly subordinate my/our right of Homestead to this mortgage only.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated March 28, 2003, and recorded in Book 11847 at Page 219 with the Bristol County (Northern District) Registry of Deeds.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within forty five (45) days after the date of sale.

Other terms to be announced at the sale.

Marinosci Law Group, P.C.
 275 West Natick Road, Suite 500
 Warwick, RI 02886
 Attorney for Quicken Loans Inc.
 Present Holder of the Mortgage
 Telephone: (401) 234-9200
 MLG File No.: 19-00124
 11/12, 11/19, 11/26/2019

LEGALS

PUBLIC NOTIFICATION FOR WRITTEN QUOTES

The North Attleborough Housing Authority, the Awarding Authority, invites written quotes from Contractors for the Circle Court Elderly 667-1 Development for the North Attleborough Housing Authority in North Attleborough, Massachusetts, in accordance with the documents prepared by the Southeast Regional Capital Assistance Team (RCAT).

The Project consists of: Preparation of subfloor and installation of walk-off carpet tile at existing building entryways.

The work is estimated to cost \$ 28,500.00, including all Alternates.

Quotes are subject to M.G.L. c.149 §44A (2)(B) & to state prevailing wage rates as required by M.G.L. c.149 §§26 to 27H inclusive.

Written Quotes will be received until 2:00 p.m., Thursday, December 4, 2019.

This project is being Electronically Bid (E-Bid). All quotes shall be prepared and submitted online at www.Projectdog.com and received no later than the date & time specified above. Hard copy quotes will not be accepted by the Awarding Authority. For E-Bid Tutorial and Instructions, download the Supplemental Instructions To Bidders for Electronic Bid Projects from www.Projectdog.com. For assistance, contact Projectdog, Inc. at (978) 499-9014.

Contract Documents will be available online and for purchase at www.Projectdog.com on Wednesday, November 6, 2019, Project Code 835493.

There is a plan deposit of \$25.00 per set (maximum of 2 sets payable to Projectdog, Inc. and must be a certified or cashier's check. This deposit will be refunded for up to two

LEGALS

Groundwater protection



TOWN OF REHOBOTH PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with M.G.L. Chapter 40A, Section 11 as amended, the Planning Board will hold a public hearing on **November 20, 2019 at 7:15 p.m.** at the Rehoboth Town Offices, 148 Peck Street, Rehoboth, MA, on the application for Ellen Realty Trust under the provisions of Chapter E, Section 4.5, **Groundwater Protection District** of the Town of Rehoboth Zoning By-Laws and Chapter E, Section 6.7, **Site Plan Approval** of the Town of Rehoboth Zoning By-Laws seeking approval for the "proposed construction of a renovation of a 4,000+/- (footprint) building, including parking lot, landscaping, stormwater management system and associated improvements," Map 1, Lots 13, 150 Barney Ave., Rehoboth, MA 02769. A copy of the application and plan are on file at the Planning Office, Town Offices, 148 Peck Street, Rehoboth, MA and are available for inspection between 8:00 a.m. and 4:00 p.m. Monday through Thursday and Friday between 8:00 a.m. and 12:00 p.m. Any person interested or wishing to be heard on the application should appear at the time and place designated.

Christopher Cooper, Chairman
 11/05, 11/12/2019

LEGALS

Ground water protection



REHOBOTH PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with M.G.L. Chapter 40A, Section 11 as amended, the Planning Board will hold a public hearing on **November 20, 2019 at 7:15 p.m.** at the Rehoboth Town Offices, 148 Peck Street, Rehoboth, MA, on the application for Wendy Almeida under the provisions of Chapter E, Section 4.5, **Groundwater Protection District** of the Town of Rehoboth Zoning By-Laws and Chapter E, Section 6.7, **Site Plan Approval** of the Town of Rehoboth Zoning By-Laws seeking approval for the "proposed construction of a 800 s.f. addition to an existing business", Map 7, Lots 12, 65 Barney Ave., Rehoboth, MA 02769.

A copy of the application and plan are on file at the Planning Office, Town Offices, 148 Peck Street, Rehoboth, MA and are available for inspection between 8:00 a.m. and 4:00 p.m. Monday through Thursday and Friday between 8:00 a.m. and 12:00 p.m.

Any person interested or wishing to be heard on the application should appear at the time and place designated.
 Christopher Cooper, Chairman
 11/05, 11/12/2019

LEGALS

Public Outreach



TOWN OF SEEKONK PUBLIC NOTICE Draft EPA Brownfields Cleanup Grant Application Former Attleboro Dye Works site 36 Maple Ave., Seekonk, MA

The Town of Seekonk is submitting a FY'2020 EPA Brownfields Cleanup Grant Application for the Former Attleboro Dye Works site.

The Draft Grant Application includes an Analysis of Brownfields Cleanup Alternatives (ABCA), which will be available for public review and comment review at the Town Administrator's Office, Seekonk Town Hall, 100 Peck Street, Seekonk, MA during business hours Mon. Tues., Thurs: 8:30 AM to 4:30 PM, Wed.: 8:30 AM to 7:00 PM and Friday, 8:00 AM to 12:00 PM.

The spokesperson representing the Town on this Grant Application is Jennifer Miller, Conservation Agent, who can be reached in person by appointment at the above address, by email at jmiller@seekonk-ma.gov and by phone at (508) 336-2944.

A public meeting to discuss the Cleanup Grant Application and to receive comments will be held on Tuesday, November 19, 2019, at 6:00 PM. In the Board of Selectmen's Room at Town Hall, 100 Peck St.
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SIGN-IN SHEET-PUBLIC MEETING

November 19, 2019

EPA Brownfields Cleanup Grant Application

Attleboro Dye Works, 36 Maple Ave., Seekonk, MA

Name (Print)

Address

Phone #

Email Address

②

Tracey Costa

Jennifer Miller

Al Silva

John Audin

Ransom Consulting

Town of Seekonk

Town of Seekonk

100 Rock Street

978-538-2513

508-336-2944

401-639-9682

408-336-2961

Tracey.Costa@rampro.com

j.miller@seekonk-ma.gov

audin@gmail.com

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Seekonk, Town of

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

6045020880000

d. Address:

* Street1:

100 Peck St

Street2:

* City:

Seekonk

County/Parish:

Bristol

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

02771-5116

e. Organizational Unit:

Department Name:

Conservation

Division Name:

Conservation

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Jennifer

Middle Name:

E

* Last Name:

Miller

Suffix:

Title:

Conservation Agent

Organizational Affiliation:

* Telephone Number:

508.336.2944

Fax Number:

* Email:

jmillers@seekonk-ma.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-07

* Title:

FY20 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Town of Seekonk Cleanup Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="100,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: